Instrument prepared by:

Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
Phone 615-790-3156
Fax 615-794-8017
MST File No.: 2023-0171

Karen Johnson Davidson County
Batch# 992888 AFFIDAVIT
04/17/2023 02:22:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230417-0028058

SCRIVENERS AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared, Yvette Meldrum, who is well known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That Mid-State Title & Escrow, Inc. prepared the following legal document for recording in the public records:

Warranty Deed of record in Instrument No. 20230328-0022555

Grantor: **Erick Lamont Rucker, Administrator of the Estate of Doris Bell Rucker, deceased and pursuant to the power and authority given to the said Grantor in Davidson County Probate Docket Number 22P759, pursuant to Letters Testamentary issued on May 9, 20122 by the Office of the Circuit Court of Davidson County, Tennessee**

Grantee: **Michael J. Catizone, unmarried man**

2. That the legal document is described as follows:

Warranty Deed

3. That the above-described document contains a scrivener's error in the Warranty Deed. The scrivener's error is in bold type as follows:

Incorrect Date of Letters to Testamentary for grantor, incorrect marital status for grantee.

4. That the **correct** wording to be substituted in the legal document is in bold type as follows:

Grantor: Erick Lamont Rucker, Administrator of the Estate of Doris Bell Rucker, deceased and pursuant to the power and authority given to the said Grantor in Davidson County Probate Docket Number 22P759, pursuant to Letters Testamentary issued on May 9, **2022** by the Office of the Circuit Court of Davidson County, Tennessee

Grantee: Michael J. Catizone, **a married man**

5. That she knows of her own personal knowledge that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Mid-State Title & Escrow, Inc.

By: _____
Yvette Meldrum

Its: Attorney

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, personally appeared Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an officer authorized to execute the foregoing Affidavit on behalf of Mid-State Title & Escrow, Inc., and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 17 day of April, 2023.

_____
Notary Public (Affix Seal)

My commission expires:

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 17, 2023.

_____
Signature
April 17, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 17, 2023

_____
Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025